

CONDITIONS OF JUDICIAL TAX SALE

The Tax Claim Bureau of Montour County will conduct a **Judicial Tax Sale, April 15, 2026, at 10:00 A.M. in Conference Room B** in the Montour County Administration Building, Danville. The properties were previously subject to Upset Sale on September 29, 2025, and advertised in The Press Enterprise on August 15, 2025. Notice of Judicial Sale was advertised in The Press Enterprise on Thursday, March 4, 2026. The Judicial Sale will be held pursuant to Section 610 through 612 of The Real Estate Tax Law 1947, as amended.

Conditions and Terms of the sale are as follows:

1. The Tax Claim Bureau is selling the taxable interest, and the property is offered for sale by the Tax Claim Bureau **without any guarantee or warranty whatsoever**, either to the structures or lack of structures upon the land, liens, title, or any other matter.
2. The Bureau will sell the property as described on the dockets in the Montour County Tax Claim Bureau and makes no representations or warranties as to the description or title, or even the existence of the property, nor will it conduct any survey on a property sold.
3. The Tax Claim Bureau will sell property subject to existing occupancy, if any.
4. Judicial sale is free and clear of all tax and municipal claims, mortgages, liens, charges, and estates of whatsoever kind, except separately taxed ground rents, to the highest bidder. (72 P.S. 5860.612).
5. The **Minimum Bid** includes all unpaid costs and fees incurred since the property has been in delinquent status. The terms of sale for all successful bidders are cash or certified check payable to Montour County Tax Claim Bureau at the time property is struck down. All delinquent taxes (recorded in the Tax Claim Files), over and above the purchase price, will be exonerated.
6. In addition to the purchase price to the successful bidder, the purchaser must pay the one percent (1%) Pennsylvania Realty Transfer Tax, the one percent (1%) local Transfer Tax and the recording fee for the deed in the amount of \$72.75 for the first four pages and \$4.00 for each additional page, plus \$1.00 for each name over four and \$1.00 for each additional described tract. The transfer taxes and recording fees must be paid at the same time as the purchase price. The transfer tax is based on the assessed value times the common level ratio factor. The common level ratio factor if the deed is recorded by June 30, 2026, is 2.16.
7. Trailers on leased land will receive a Bill of Sale from the Tax Claim Bureau. There are no transfer fees on trailers if they are on leased land.
8. A Municipality may, within fifteen (15) days before or after any sale held, petition the court of common pleas to prohibit the transfer of any deed for any property exposed for any sale which is located in their municipality (72 P.S. 5860.619 (b)).
9. In accordance with Act 542 of 1947, P.L. 1368, as amended, all prospective purchasers are required to pre-register not less than 10 days prior to the sale date for

Upset and Judicial. All prospective bidders must submit, **in person**, a fully completed Bidder Registry Form/Affidavit of Bidder by **April 1, 2026**. **The Affidavit states that the bidder does not have delinquent real estate taxes in the Commonwealth of Pennsylvania; does not have delinquent municipal bills in the Commonwealth of Pennsylvania; is not related to the owner/does not have an interest in the property; has not had a landlord license revoked; and does not have uncorrected housing code violations.** Certification forms are available in the Tax Claim Bureau or at montourcounty.gov. **NO** registrations will be accepted after the cut-off date. **NO EXCEPTIONS!!!**

10. The Tax Claim Bureau does a title search on each property and files a court petition which identifies all liens. All owners, municipalities, school districts, and lien holders are notified of the said sale which will divest their claim against the property. The liens that are removed by this sale are listed in their respective petition filed in the Prothonotary's Office. Any lien that was missed, unreported or recorded **AFTER** the search date, is **NOT** removed by this sale.
11. All buyers of properties will be subject to Real Estate Taxes commencing with the 2026 taxes.
12. In the event of a dispute by bidders, or failure of the purchaser, to pay the purchase price immediately, the property will again be put up for sale. Purchaser acknowledges these conditions and agrees that the sale and purchase is under and subject to such conditions.

Michele L Sharrow, Director
Michael P Dennehy, Esq, Solicitor
Montour County Tax Claim Bureau

I acknowledge having received a copy of the Conditions of the 2026 Judicial Tax Sale.

Purchaser's Signature

Put Name on Deed As: _____

Address: _____

Phone #: _____ Parcel #: _____